

BEFORE THE ALCOHOLIC BEVERAGE CONTROL BOARD

FOR THE DISTRICT OF COLUMBIA

IN RE:

The application of Willie P. and Cora L. Watts  
t/a Watts Tavern at premises  
1134 Fifth Street, N.W.  
for Class "CT" License

CASE NO.

8802-93005P

SETTLEMENT AGREEMENT

THIS MATTER, having come before the Board upon the application of Willie P. and Cora Watts for the renewal of the Class "CT" License at the premises cited above and the application having been protested by the Mount Vernon Square Neighborhood Association (MVSNA).

The parties have negotiated their differences and the parties are stipulating as follows in consideration of said parties protest being withdrawn:

1. the licensees shall, to the extent possible, take an active role in promoting the activities of the community where Watts Tavern is located and attend MVSNA monthly meetings.
2. the licensees will clean -up the debris and trash located outside of the premises on at least a bi-weekly basis, including the tree box and side yard.
3. the licensees shall post the hours of operation of Watts Tavern on the outside of the premises and will open and close in conformity with the posted hours.
4. the licensees shall maintain the level of noise from the juke box and or disk jockey at a reasonable level and, pursuant to the regulations of the Alcoholic Beverage Control Board, so that it cannot be heard outside of the premises.
5. the licensees shall, on a regular basis, remind patrons to be quiet when leaving the premises and that it is illegal to consume alcoholic beverages outside of Watts Tavern.
6. the licensees agree to request that the owners of the building where the premises is located maintain the outside of the premises and keep it in good repair.
7. the licensees shall immediately request that the owners of the premises paint the exterior of the building and repair or tear down the fence around the side yard.

December 1, 1994

Alcoholic Beverage Control Board  
Government of the District of Columbia  
614 H Street, N.W.  
Room 807  
Washington, D.C. 20001

RE: Willie P. and Cora L. Watts  
t/a Watts Tavern  
1134 Fifth Street, N.W.  
Case Number 8802-95019P

Dear Sirs and Madames:

We are writing to request the renewal and continuation of the agreement reached during June of 1993, with regard to the above referenced licensed establishment, which is on record with the Alcoholic Beverage Control Board.

All parties agree to continued adherence to the nine points outlined in that agreement.

Sincerely yours,



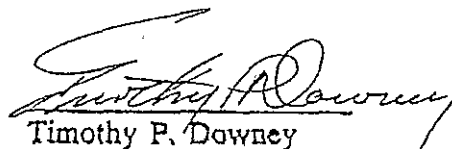
Willie Paul Watts  
t/a Watts Tavern



Lydia Goring  
President, Mt. Vernon Square  
Neighborhood Association



Mr. Ronald Gilchrist, Esq.  
Applicants' Attorney of Record



Timothy P. Downey  
Vice President, Mt. Vernon Square  
Neighborhood Association

*Agreement 4. the licensees shall maintain the level of noise from the juke box and or disk jockey at a reasonable level and, pursuant to the regulations of the Alcoholic Beverage Control Board, so that it cannot be heard outside of the premises.*

While nearby residents -- many of whom have young children in their homes -- have complained about the high level of noise coming from your business, we should report two specific occasions. On Friday, April 12, at 11:00 p.m., music from the juke box could be heard clearly (with the door to your establishment closed) from the corner of Fifth and Ridge Street -- one half-block from your establishment. On Friday, April 19, at 11:30 p.m. music from Watt's Bar & Grill, as well as shouting by your patrons near your door, could be heard in the alley between Fifth and M Streets -- across the street from your establishment.

*Agreement 5. the licensees shall, on a regular basis, remind patrons to be quiet when leaving the premises and that it is illegal to consume alcoholic beverages outside of Watt's Tavern.* <sup>to place a sign about noise</sup>

Due to the concerns by "Orange Cap" patrol members and other Mt. Vernon Square residents that Watt's Bar & Grill patrons are loud and disrespectful to the community, we ask that you remind your patrons to speak at an appropriately quiet level when leaving your establishment. In addition, there have been several recent occasions, including May 4, from 8:00 to 10:00 p.m., where your customers and you have been observed consuming food and beverages outside of your business establishment on a picnic bench -- without the appropriate public space use permit from the government of the District of Columbia.

*Agreement 6. the licensees agree to request that the owners of the building where the premises is located maintain the outside of the premises and keep it in good repair.*

Watt's Tavern (a.k.a. Watt's Bar & Grill) is located in the basement of a building at the corner of Fifth and M Streets, NW. The building address is 500 M Street, NW. The tavern is accessible only on Fifth Street, NW. Given the poor condition of this building, we ask that you make every effort to work with the owners to have repairs made immediately. [Please see attached correspondence with Mr. Hubert Johnson, Department of Consumer and Regulatory Affairs, which outlines concerns and code violations at this property.]

*Agreement 7. the licensees shall immediately request that the owners of the premises paint the exterior of the building and repair or tear down the fence around the side yard.*

While five of the first-floor windows of 500 M Street, NW were painted two years ago, the premises is in need of major repairs and maintenance. The fence was not repaired or torn down, and the side yard remains filled with trash.

*Agreement 8. the licensees agree to work with the MVSNA and the police to alleviate any illegal activities which are currently occurring or might occur on or around the exterior of the premises and around where premises is located.* <sup>to do what</sup>

Throughout this winter, the corner of Fifth and M Streets, NW, drew scores of people each evening and night for buying and selling drugs. Police communication records will show that hundreds of calls were made to report drug sales directly in front of your establishment. Our

# MOUNT VERNON SQUARE NEIGHBORHOOD ASSOCIATION

1131 Fifth Street, NW • Washington, DC 20001 • 202-347-0507

May 9, 1996

Mr. Hubert Johnson  
Housing Regulation Administration  
Department of Consumer and Regulatory Affairs  
Government of the District of Columbia  
P.O. Box 37200  
Washington, DC 20013-7200

Dear Mr. Johnson:

Please accept my thanks, on behalf of the Mt. Vernon Square Neighborhood Association (MVSNA), for the special attention you and representatives from the Mayor's office have given to many nuisance properties in our community.

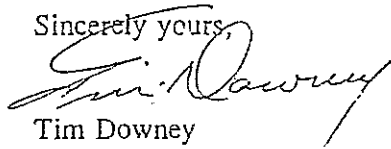
I am writing to follow-up on a discussion we had during a recent MVSNA meeting regarding a problem property located at 500 M Street, NW. The gravity of the situation of this building came to light on December 26, 1995, when a dog, trapped in a back room, was removed from the property by the Washington Humane Society. Windows on the rear of this building were broken and some are still missing. The dog could be seen trying to escape through one of these windows. That day the temperature was 29 degrees and, with 30 mph wind gusts, the wind chill was 0 degrees fahrenheit. Officer Nicholson and Officer Mitterpet of the Humane Society reported to my call, and when they rescued the animal, told me that the building was filthy and in disrepair. In addition, the dog had been locked in a two-room first floor apartment that had iron gates *on the inside* of the doors. The room was covered in animal excrement and the dog had no water available.

Following this, several Mt. Vernon Square residents requested a tour of the property -- which has been for sale for over one year -- from the listing real estate agent, Willie Parker of Tutt Real Estate (234-3344). The property contains five vacant apartments and a tavern (Watt's Bar & Grill) in the basement. All tenants have left the property except for the tavern operator. The property owners are clearly in violation of the General Provisions of Section 100 of the Housing Code, Title 14, of the District of Columbia Municipal Regulations.

Violations witnessed firsthand include: dilapidation, inadequate maintenance, inadequate or unusable toilet facilities, insufficient protection against fire hazards, inadequate lighting and ventilation and other insanitary and unsafe conditions. Hallways in this building are filled with trash -- in some places two feet in depth. Each apartment contains trash and, in some cases the food, clothing and bedlinens of former tenants. The electricity is clearly substandard; there are no observable smoke detectors or fire extinguishers; kitchens and bathrooms are filthy; and walls on each floor have cracked/damaged paint and plaster. Most serious is the leaking roof, which has damaged ceilings, walls, windows and floors on the top two levels. Finally, the brick rear chimney is damaged and leaning in over the roof.

We appreciate your immediate attention to this property. The community expect speedy abatement from the property owners. Please do not hesitate to telephone me at 347-0507 if you have any questions or need additional information.

Sincerely yours,



Tim Downey  
MVSNA President

# 8802

## **VOLUNTARY AGREEMENT**

Between Willie Paul Watts (T/A Watts Tavern, a.k.a. Watts Bar & Grill)  
and the Mt. Vernon Square Neighborhood Association (MVSNA)

August 25, 2000

Submitted to the Alcoholic Beverage Control Board  
of the District of Columbia for record with the  
Alcoholic Beverage Control Division  
RE: Case No. 8802-99043P  
Ret. CT - renewal application

### Specific Agreement Items

**Item 1.** the licensees shall, to the extent possible, take an active role in promoting the activities of the community where Watt's Tavern is located and attend Mt. Vernon Square Neighborhood Association (MVSNA) monthly meetings or name a substitute representative. Licensee shall inform the community of the name, address and telephone number of the representative who will attend the monthly meetings prior to the September 18, 2000 MVSNA meeting.

**Item 2.** the licensees will clean up debris and trash located outside of the premises on at least a bi-weekly basis, including the tree box and side yard. Licensee shall request the owner of the premises or the responsible parties to remove all garbage on side yard, including: multiple discarded bricks, dead trees and shrubs, a metal "I-beam," six barrels and four brown chairs (meant for indoor use only - now damaged). This will be accomplished within a reasonable time not to exceed 90 days.

**Item 3.** the licensees shall post the hours of operation of Watt's Tavern on the outside of the premises and will open and close in conformity with the posted hours. Licensee agrees to place a new, waterproof, permanent sign on the outer door with the following hours listed:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
closed except during football season & holidays	8pm-2am	closed	8pm-2am	8pm-2am	8pm-3am	8pm-3am

**Item 4.** the licensees shall maintain the level of noise from the juke box and or disk jockey at a reasonable level and, pursuant to the regulations of the Alcoholic Beverage Control Board, so that it cannot be heard outside of the premises.

**Item 5.** the licensees shall, on a regular basis, remind patrons to be quiet when leaving the premises and that it is illegal to consume alcoholic beverages outside of Watt's Tavern. Licensee agrees to provide a fifteen-minute verbal warning to all patrons prior to closing that, once closed, patrons should leave the establishment and outside area immediately.

**Item 6.** the licensees agree to request that the owners of the building where the premises is located maintain the outside of the premises and keep it in good repair.

**VOLUNTARY AGREEMENT**

Between Willie P. Watts (T/A Watts Tavern, a.k.a. Watts Bar & Grill)  
and the Mt. Vernon Square Neighborhood Association (MVSNA)

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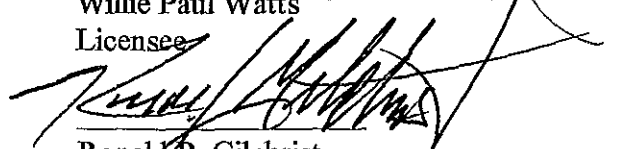
**Item 7.** the licensees shall immediately request that the owners of the premises paint the exterior of the building and repair or tear down the fence around the side yard. In addition, licensee agrees to replace or repair (lock and doorknob, along with section of door completely missing) outer door to establishment (and provide landlord with new key). This will be accomplished within a reasonable time not to exceed 90 days.

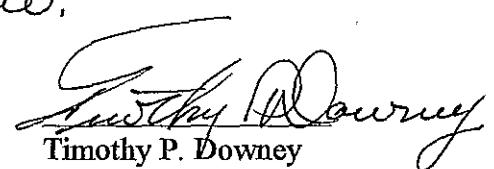
**Item 8.** the licensees agree to work with the MVSNA and the police to alleviate any illegal activities which are currently occurring or might occur on or around the exterior of the premises and around where premises is located. Licensee shall ensure by announcement that all patrons use restrooms provided inside the establishment and specifically remind all patrons not to urinate in the side alley open to the 1100 block of Fifth Street, NW. In addition, licensee should remind all patrons to park legally when visiting the Mt. Vernon Square community and patronizing the establishment - this is to include a sign posted visibly within the establishment alerting patrons not to park in front of any nearby fire hydrants.

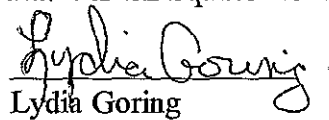
**Item 9.** MVSNA agrees to discuss any concerns or problems that are brought to its attention regarding the operation of the premises with the licensees prior to filing any formal complaints with the ABC Board.

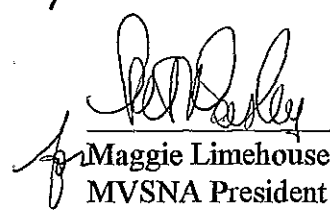
All parties agree that all nine specific items will be accomplished within a reasonable time not to exceed 90 days. Accepted, this 25 day of Aug, 2000.

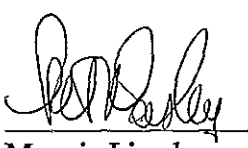
  
Willie Paul Watts  
Licensee

  
Ronald P. Gilchrist  
Attorney for Licensee

  
Timothy P. Downey  
Mt. Vernon Square resident

  
Lydia Goring  
ANC 2C04 Commissioner

  
Maggie Limehouse  
MVSNA President

  
Peter R. Easley  
MVSNA V.P.

cc: Fred Moosally, Esq., Office of Corporation Council  
Lloyd Jordan, Director, DCRA  
Roderic L. Woodson, Chair, ABC Board  
Clifford Cooks, DCRA/ABC Program Manager

**BEFORE  
THE DISTRICT OF COLUMBIA  
ALCOHOLIC BEVERAGE CONTROL BOARD**

**In the Matter of :**

Willie P. & Cora L. Watts  
t/a Watts Tavern

Application for a Retailer's Class  
CT – renewal application

1134 5<sup>th</sup> Street, N.W.  
Washington, D.C.

Case no. 8802-99043P

**Timothy P. Downey, Protestant**

**Ronald Gilchrist, Esquire, on behalf of Applicant**

**BEFORE: Roderic L. Woodson, Esquire, Chair**  
Vera Abbott, Member  
Charles Burger, Member  
Laurie Collins, Member  
Judy Moy, Member  
Ellen Oppen-Weiner, Esquire, Member  
Audrey E. Thompson, Member

**ORDER ON WITHDRAWN PROTEST AND VOLUNTARY AGREEMENT**

This matter, having been protested, came before the Board for public hearing on June 2, 1999, in accordance with D.C. Code Section 25-115(c)(5)(1999 Supp.), providing for the protestants to be heard. Timothy P. Downey filed a protest letter in a timely manner.

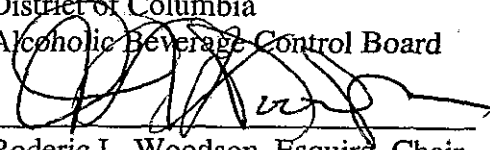
The official records of the Board reflect that the parties have now reached an agreement that has been reduced to writing, and has been properly executed and filed with the Board. Pursuant to the agreement dated August 25, 2000, the protestant has agreed to withdraw the opposition, provided however, the Board's approval of the pending application is conditioned upon the licensee's continuing compliance with the terms of the Agreement.


Willie P. & Cora L. Watts  
t/a Watts Tavern  
Page two

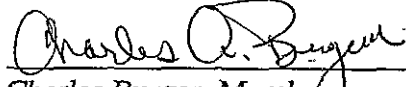
Accordingly, it is this 31st day of January 2001, **ORDERED** that:

1. The opposition of Timothy Downey, be, and the same hereby, is **WITHDRAWN**;
2. The application of Willie P. & Cora L. Watts t/a Watts Tavern for a retailer's class CT license (renewal) located at 1134 5<sup>th</sup> Street, N.W., Washington, D.C., be, and the same hereby, is **GRANTED**;
3. The above-referenced agreement between the parties, be, and the same hereby, is **INCORPORATED** as part of this **ORDER**, and:
4. Copies of this Order shall be sent to the Protestant and the Applicant.

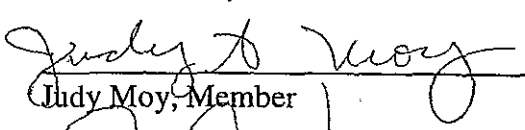
District of Columbia  
Alcoholic Beverage Control Board

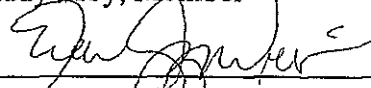
  
Roderic L. Woodson, Esquire, Chair

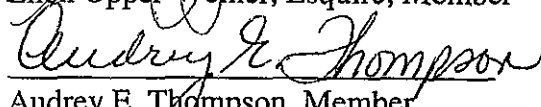
  
Vera Abbott, Member

  
Charles Burger, Member

  
Laurie Collins, Member

  
Judy Moy, Member

  
Ellen Oppenheimer, Esquire, Member

  
Audrey E. Thompson, Member



BEFORE THE ALCOHOLIC BEVERAGE CONTROL BOARD  
FOR THE DISTRICT OF COLUMBIA

IN RE:

CASE NO.

The application of Willie P. and Cora L. Watts  
t/a Watts Tavern at premises  
1134 Fifth Street, N.W.  
for Class "CT" License

8802-97020P

SETTLEMENT AGREEMENT

THIS MATTER, having come before the Board upon the application of Willie P. and Cora Watts for the renewal of the Class "CT" License at the premises cited above and the application having been protested by the Mount Vernon Square Neighborhood Association (MVSNA).

The parties have negotiated their differences and the parties are stipulating as follows in consideration of said parties protest being withdrawn:

1. the licensees shall, to the extent possible, take an active role in promoting the activities of the community where Watts Tavern is located and attend MVSNA monthly meetings.

*Mr. Watts or designated representative*

2. the licensees will clean -up the debris and trash located outside of the premises on at least a bi-weekly basis, including the tree box and side yard.

*as needed, but*

3. the licensees shall post the hours of operation of Watts Tavern on the outside of the premises and will open and close in conformity with the posted hours. Those hours are 9pm-2am Wed. and Thursday; 9pm-3am Friday and Saturday; closed Sundays except during Redskins season, then open 1pm-midnight

4. the licensees shall maintain the level of noise from the juke box and or disk jockey at a reasonable level and, pursuant to the regulations of the Alcoholic Beverage Control Board, so that it cannot be heard outside of the premises.

5. the licensees shall, on a regular basis, remind patrons to be quiet when leaving the premises and that it is illegal to consume alcoholic beverages outside of Watts Tavern.

6. the licensees agree to request that the owners of the building where the premises is located maintain the outside of the premises and keep it in good repair.

7. the licensees shall immediately request that the owners of the premises paint the exterior of the building and repair or tear down the fence around the side yard. The fence has been repaired and area outside of the bar has been painted.

*Settlement Agreement*  
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8. the licensees agree to work with the MVSNA and the police to alleviate any illegal activities which are currently occurring or might occur on or around the exterior of the premises and in and around where premises is located.

9. MVSNA agrees to discuss any concerns or problems that are brought to its attention regarding the operation of the premises with the licensees prior to filing any formal complaints with the Alcoholic Beverage Control Board. All parties agree to meet in early July 1997. *PW / TD / HG* *DMB*

Dated: March 17, 1997

**Licensees:**

*\* Willie Paul Watts*  
by Willie Paul Watts

**Protestants:**

*Timothy A. Dawney* for MVSNA  
Timothy A. Dawney, President, MVSNA  
*Lydia Goring* for Mt. Vernon Sq. Orange Cap Patrol

*Donna M. Bruce*  
Facilitator